

Grantee: San Diego, CA

Grant: B-08-MN-06-0521

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-MN-06-0521

Obligation Date:**Grantee Name:**

San Diego, CA

Award Date:**Grant Amount:**

\$9,442,370.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Beth Murray

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The areas of greatest need for which NSP funding is requested correlate to City of San Diego Council Districts 3, 4, 7 and 8 and, more particularly, zip codes: 92102, 92104, 92105, 92113, 92114 and 92154. The City will prioritize the use of the NSP funds by first targeting the acquisition of foreclosed units in neighborhoods with the highest concentration of subprime mortgage loans and at the highest risk of additional foreclosures, as evidenced through HUD-provided data and the City's data on foreclosures that have occurred from July 2007 through September 2008. The following eligible uses as identified in the Substantial Amendment are: Financing Mechanism (homeownership assistance, including homebuying counseling, to first-time homebuyers); Acquisition/Rehabilitation for Rental to Low-Income Tenants ("25% set-aside"); Acquisition/Rehabilitation for Resale to LMMI first-time homebuyers; Redevelop Demolished/Vacant Properties, and; Administration. The project dates and duration of assistance are upon release of funding by HUD until as long as funds are available and/or no later than the end of July 2013. The location of assistance is the City of San Diego, California, and the responsible organization is the San Diego Housing Commission on behalf of the City of San Diego.

Distribution and Uses of Funds:

Five activities are associated with this action plan as identified in the approved Substantial Amendment: Financing Mechanism - Homeownership assistance, including counseling; Acquisition/Rehabilitation and rental to low-income tenants (the "25 percent set-aside"); Acquisition/Rehabilitation and Resale to LMMI first-time homebuyers; Redevelopment of 2-5 demolished/vacant properties; and, Administrative costs to implement the NSP grant.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$9,442,370.00
Total CDBG Program Funds Budgeted	N/A	\$9,442,370.00
Program Funds Drawdown	\$5,046,261.89	\$6,429,289.76
Program Funds Obligated	\$0.00	\$9,442,370.00
Program Funds Expended	\$1,114,948.04	\$7,545,539.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,664,882.71
Program Income Drawdown	\$736,630.92	\$736,630.92

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,416,355.50	\$0.00
Limit on Admin/Planning	\$944,237.00	\$183,828.35
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,360,592.50	\$3,600,000.00

Overall Progress Narrative:

In the quarter ending September 30, 2010, the City of San Diego's NSP program had significant accomplishments. An additional 9 homebuyers assisted with Financing Mechanism or Acquisition/Rehabilitation and Resale to LMMI Homebuyers assistance occupied their new homes. Rehabilitation of the vacant property at 3992 Ocean View Blvd. continued and the Georgia Street Apartments low-income housing project began the development entitlement and supplemental financing processes.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, NSP Eligible Use A	\$1,090,922.18	\$2,898,133.00	\$1,684,859.68
0002, NSP Eligible Use B	\$3,888,170.46	\$5,300,000.00	\$4,560,601.73
0003, NSP Administration	\$67,169.25	\$944,237.00	\$183,828.35
0004, NSP Eligible Use E	\$0.00	\$300,000.00	\$0.00

9999, Restricted Balance	\$0.00	\$0.00	\$0.00
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Activities

Grantee Activity Number:	NSP-1
Activity Title:	Financing Mechanism

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

0001

Projected Start Date:

05/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Eligible Use A

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,898,133.00
Total CDBG Program Funds Budgeted	N/A	\$2,898,133.00
Program Funds Drawdown	\$1,090,922.18	\$1,684,859.68
Program Funds Obligated	\$0.00	\$2,898,133.00
Program Funds Expended	\$1,106,694.84	\$2,791,554.52
San Diego Housing Commission	\$1,106,694.84	\$2,791,554.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$3,314.67
Program Income Drawdown	\$333,491.59	\$333,491.59

Activity Description:

Financing for the purchase and redevelopment of foreclosed upon homes and residential properties. This activity also involves homebuying counseling for approximately 38 homebuyers.

Location Description:

City of San Diego

Activity Progress Narrative:

In the quarter ending September 30, 2010, 7 additional homebuyers occupied homes that were purchased and rehabilitated with Financing Mechanism assistance; 4 additional homebuyers received Financing Mechanism assistance using Program Income to four homebuyers; and rehabilitation commenced on three properties using Financing Mechanism rehabilitation loan funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	42/38
# of Singlefamily Units	0	0/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-11	1	6	4/0	14/0	42/38	42.86
# Owner Households	-11	1	6	4/0	14/0	42/38	42.86

Activity Locations

Address	City	State	Zip
3540 Madison Avenue #1	San Diego	NA	92116-
2812 Calle Salida Del Sol	San Diego	NA	92139-
3802 Loma Alta Drive	San Diego	NA	92115-
748 Golden Sands Place	San Diego	NA	92154-
984 S. 45th Street	San Diego	NA	92113-
823 La Huerta Way	San Diego	NA	92154-
5091 La Paz Drive	San Diego	NA	92113-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-2A
Activity Title:	Acquisition/Rehabilitation-Low Income

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

06/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Eligible Use B

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,600,000.00
Program Funds Drawdown	\$2,910,015.21	\$2,910,015.21
Program Funds Obligated	\$0.00	\$3,600,000.00
Program Funds Expended	\$2,994.00	\$2,913,009.21
San Diego Housing Commission	\$2,994.00	\$2,913,009.21
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed upon properties and rental to households earning 50 percent or less of AMI.

Location Description:

City of San Diego

Activity Progress Narrative:

In the quarter ending September 30, 2010, the development partner for the Georgia Street Apartments NSP-2A LH 25% project (Georgia Street L.P., which received NSP-2A development assistance through the San Diego Housing Commission, the City of San Diego's NSP subgrantee) proceeded with the development entitlement process and applied for supplemental low-income housing tax credit financing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/30
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/30	0/0	0/30	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-2B
Activity Title:	Acquisition/Rehabilitation-LMMI

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

0002

Project Title:

NSP Eligible Use B

Projected Start Date:

08/30/2009

Projected End Date:

07/31/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

San Diego Housing Commission

Overall**Jul 1 thru Sep 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$1,700,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,700,000.00
Program Funds Drawdown	\$978,155.25	\$1,650,586.52
Program Funds Obligated	\$0.00	\$1,700,000.00
Program Funds Expended	\$5,259.20	\$1,655,845.72
San Diego Housing Commission	\$5,259.20	\$1,655,845.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,661,568.04
Program Income Drawdown	\$403,139.33	\$403,139.33

Activity Description:

Purchase and rehabilitation of foreclosed upon properties and subsequent resale to eligible LMMI first-time homebuyers. It is anticipated that 7 to 10 homes will be purchased, rehabilitated, and resold.

Location Description:

City of San Diego

Activity Progress Narrative:

In the quarter ending September 30, 2010, two additional properties purchased and resold with funds from the NSP Acquisition/Rehab and Resale to LMMI Homebuyers activity were occupied by the homebuyers, and four properties assisted with Acquisition/Rehab and Resale funds began the rehabilitation process.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-1	3/7
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	3/7
# of Singlefamily Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	-1	0/0	1/0	3/7	33.33
# Owner Households	0	0	0	0/0	0/0	0/7	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-3
Activity Title:	Grant Administration

Activity Category:

Administration

Project Number:

0003

Projected Start Date:

04/21/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$944,237.00
Total CDBG Program Funds Budgeted	N/A	\$944,237.00
Program Funds Drawdown	\$67,169.25	\$183,828.35
Program Funds Obligated	\$0.00	\$944,237.00
Program Funds Expended	\$0.00	\$185,130.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Grant administrative costs associated with the NSP funds.

Location Description:

City of San Diego

Activity Progress Narrative:

NSP Administration activities continued in the quarter ending September 30, 2010.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-4
Activity Title:	Redevelop Demolished/Vacant Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0004

Projected Start Date:

05/21/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Eligible Use E

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall
Jul 1 thru Sep 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity involves the redevelopment of demolished or vacant properties.

Location Description:

City of San Diego

Activity Progress Narrative:

In the quarter ending September 30, 2010, rehabilitation of the 4-unit vacant apartment complex at 3992 Ocean View Blvd., 422 S. 40th St., and 424 S. 40th St. continued.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-1	0/5
#Units with solar panels	0	0/0
#Units with bus/rail access	0	0/5
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-4	0/5
# of Multifamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-4	0	-4	0/0	0/0	0/5	0
# Renter Households	0	0	0	0/0	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	